

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 1 26987

ORIENTATION
East

LOCAL GOVERNMENT (COUNCIL)
West Tamar

FRONTAGE
17.54m Approx

LEGAL DESCRIPTION
26987/1

ZONES
Low Density Residential

COUNCIL PROPERTY NUMBER
Unavailable

OVERLAYS
Coastal Inundation Hazard Code
Natural Assets Code

LAND SIZE
1,047m² Approx

PropTrack Property Data

HOUSE
 3  1  3

PropTrack Sale Events

SALE HISTORY	
\$285,000	12/05/2017
\$285,000	11/03/2017
\$111,255	03/12/2001

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (15688 m)
St Anthony's Catholic School (16280 m)
Australian Christian College Tasmania - Launceston Campus (16565 m)

CLOSEST PRIMARY SCHOOLS
Exeter Primary School (1725 m)

CLOSEST SECONDARY SCHOOLS
Exeter High School (1689 m)

Council Information - West Tamar

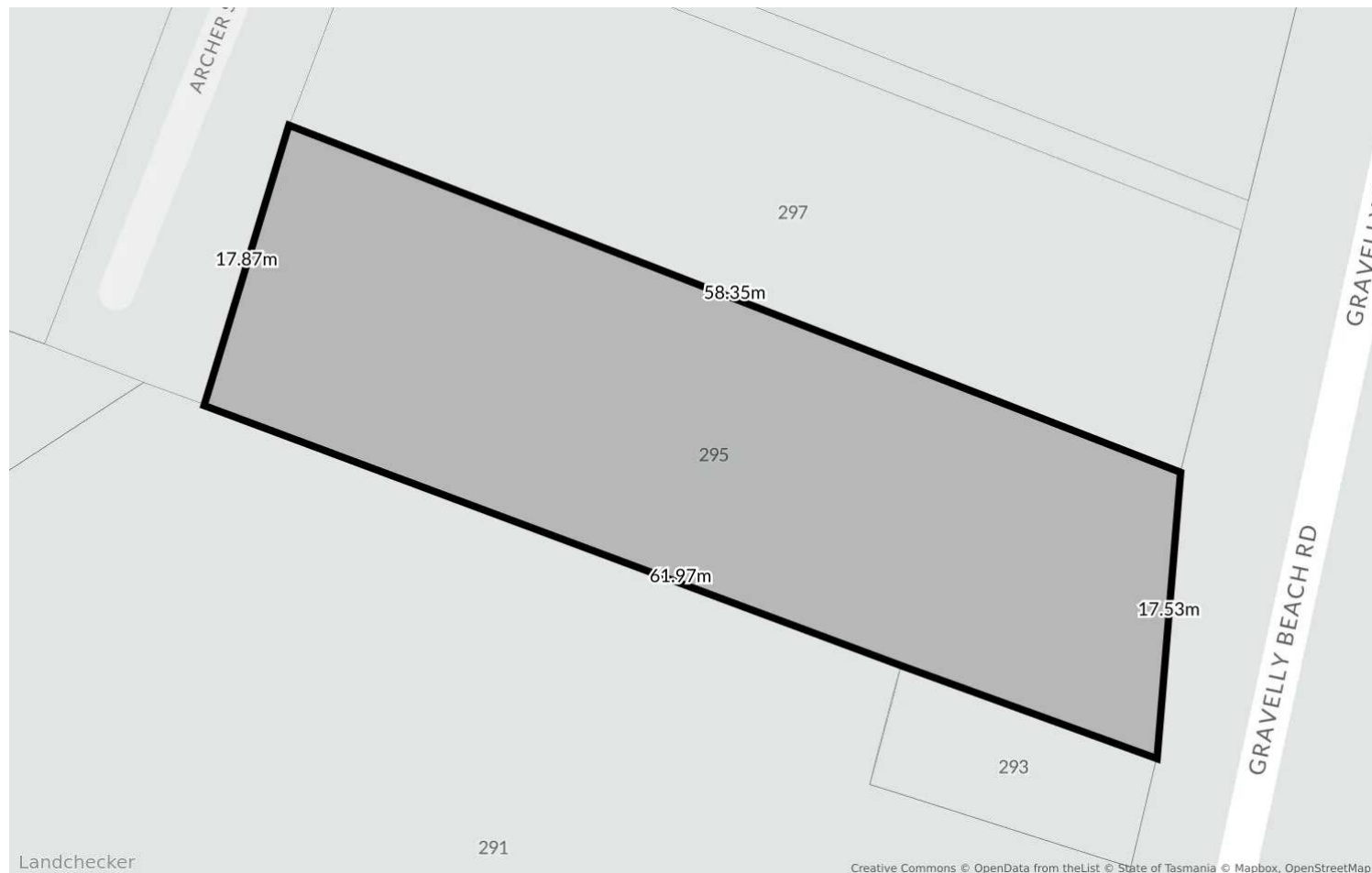
PHONE
03 6383 6350 (West Tamar Council)

EMAIL
wtc@wtc.tas.gov.au

WEBSITE
<http://www.wtc.tas.gov.au>

SITE DIMENSIONS

295 Gravelly Beach Road, Gravelly Beach Tas 7276



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

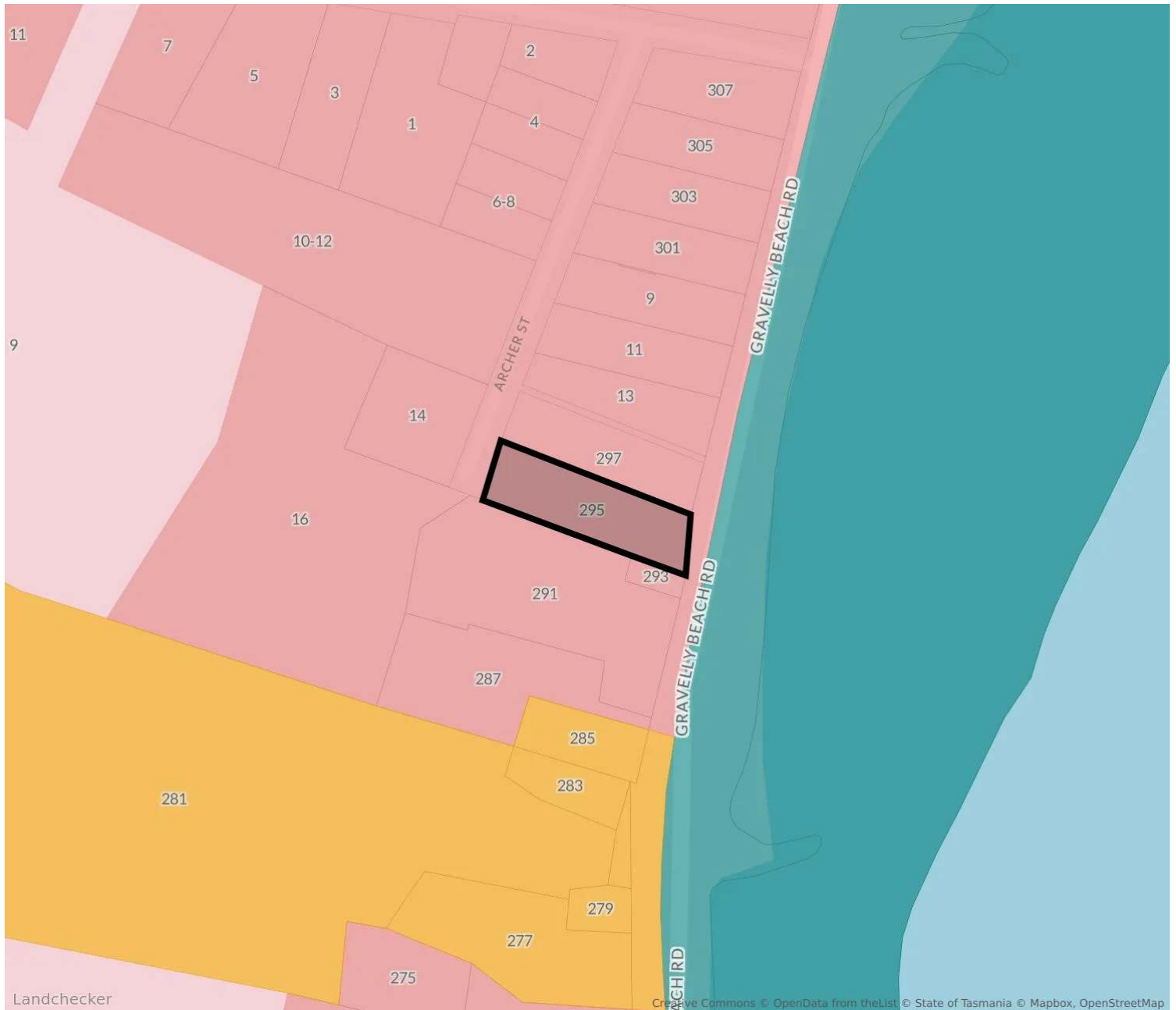
295 Gravelly Beach Road, Gravelly Beach Tas 7276

Status	Code	Date	Description
OTHER	AP-WTA-AMDO3-24	16/04/2026	The draft amendment proposes to apply the Low Density Residential Zone and Residential Supply and Density Specific Area Plan to land at 11 Upper McEwans Road, Legana.The permit provides for a 3 lot subdivision.Related assessment:AM-WTA-AMDO3-24 (substitute amendment)relating to the assessment of the substitute amendment.
OTHER	AM-WTA-AMDO3-24 (substitute amendment)	15/04/2026	The draft amendment proposes to apply the Rural Living Zone A to 11 Upper McEwans Road, Legana and remove the WTA-S3.0 Residential Supply and Density Specific Area Plan from part of the site and insert site-specific qualifications WTA-11.2, WTA 11.3 and WTA 11.4.Related assessment:AP-WTA-AMDO3-24relating to the initial assessment of the draft amendment.

PROPOSED PLANNING SCHEME AMENDMENTS

295 Gravelly Beach Road, Gravelly Beach Tas 7276

No proposed planning scheme amendments for this property



10.0 - Low Density Residential

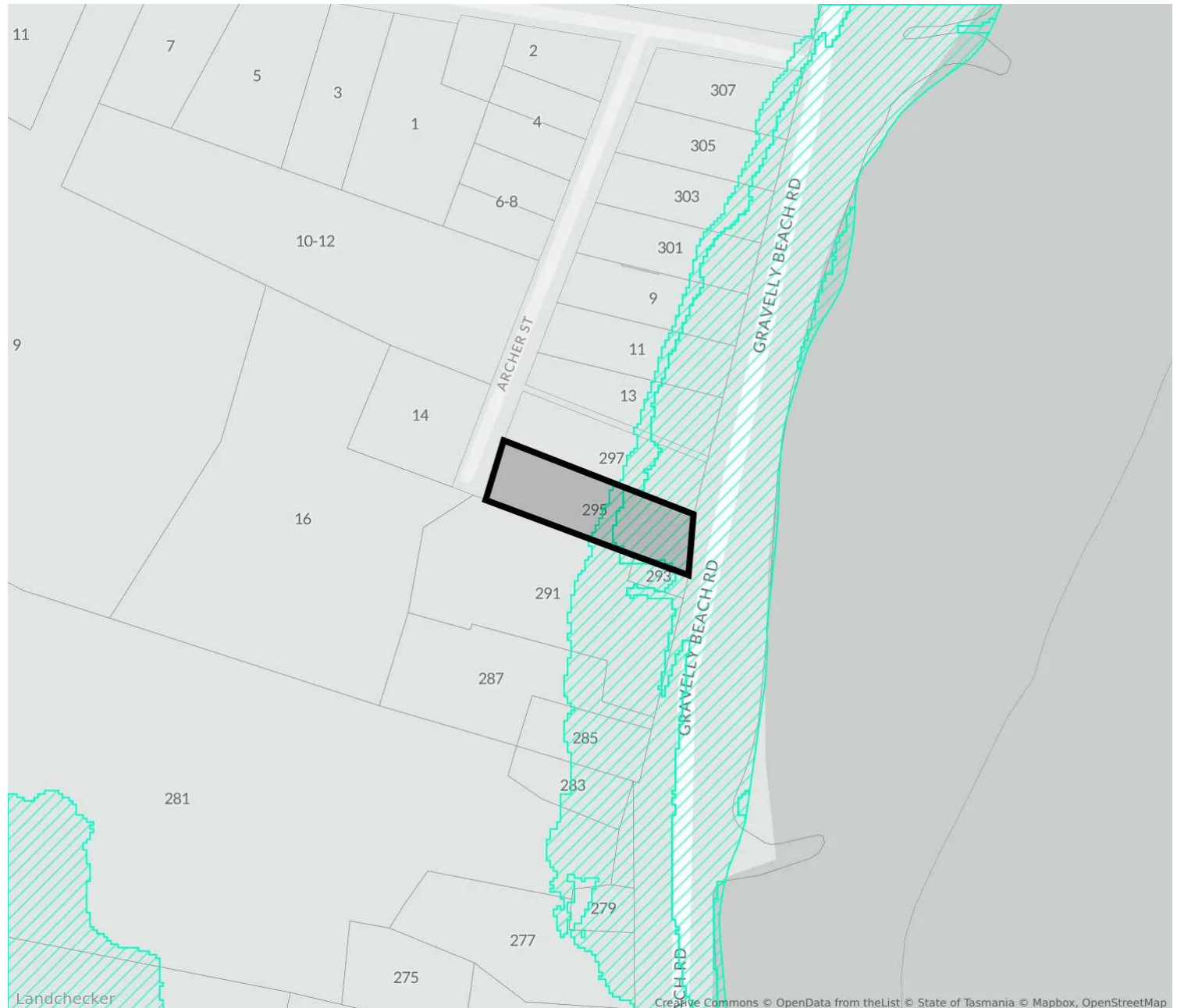
To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development. To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS Low Density Residential Zone

For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

- ENVIRONMENTAL MANAGEMENT
- LOW DENSITY RESIDENTIAL
- RURAL LIVING
- VILLAGE

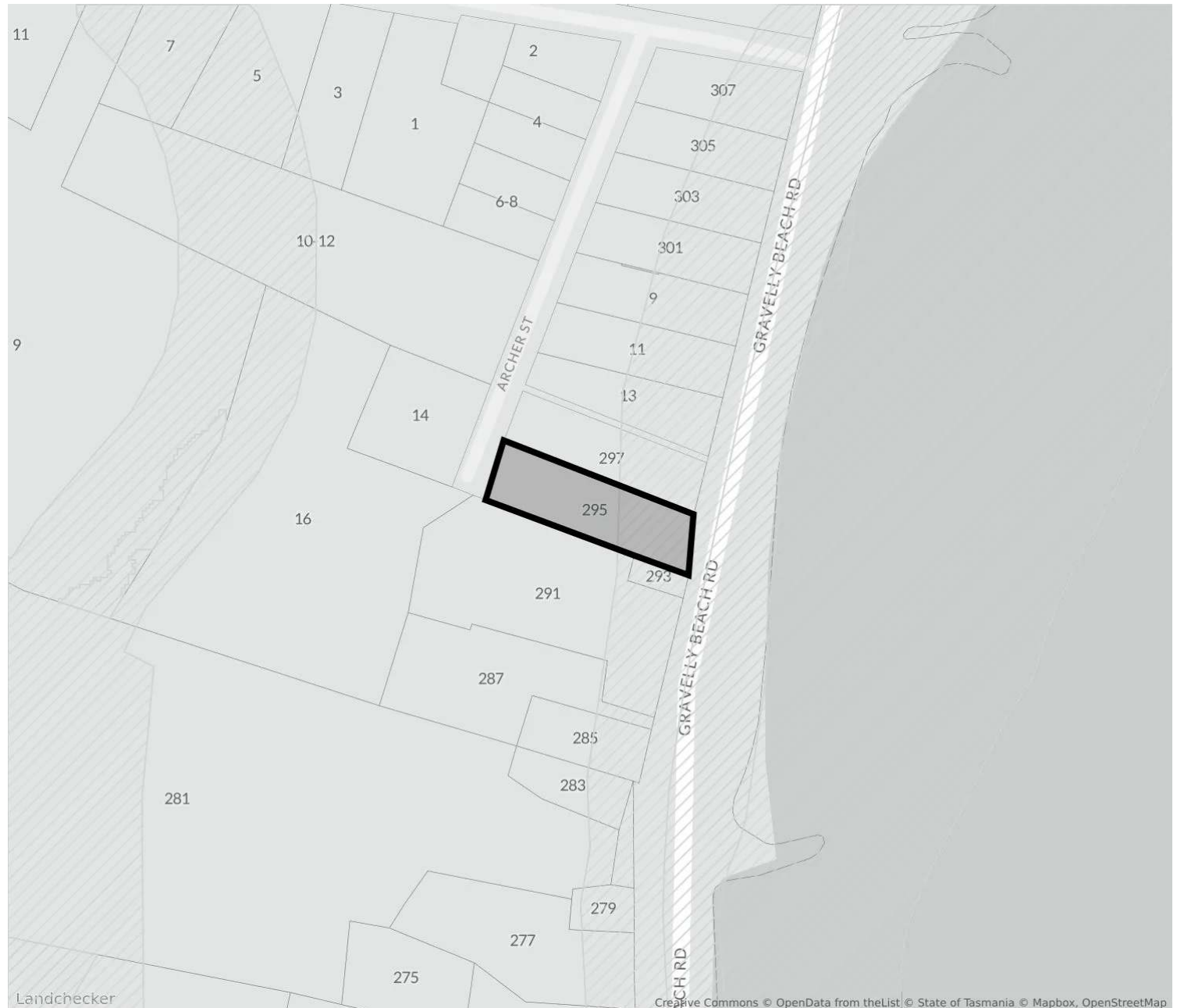


C11.0 - Coastal Inundation Hazard Code

To ensure that use or development subject to risk from coastal inundation is appropriately located and managed so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal inundation to other land or public infrastructure; and (d) works to protect land from coastal inundation are undertaken in a way that provides appropriate protection without increasing risks to other land. To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

TPS Coastal Inundation Hazard Code

For confirmation and detailed advice about this planning overlay, please contact WEST TAMAR council on 03 6383 6350.



C7.0 - Natural Assets Code

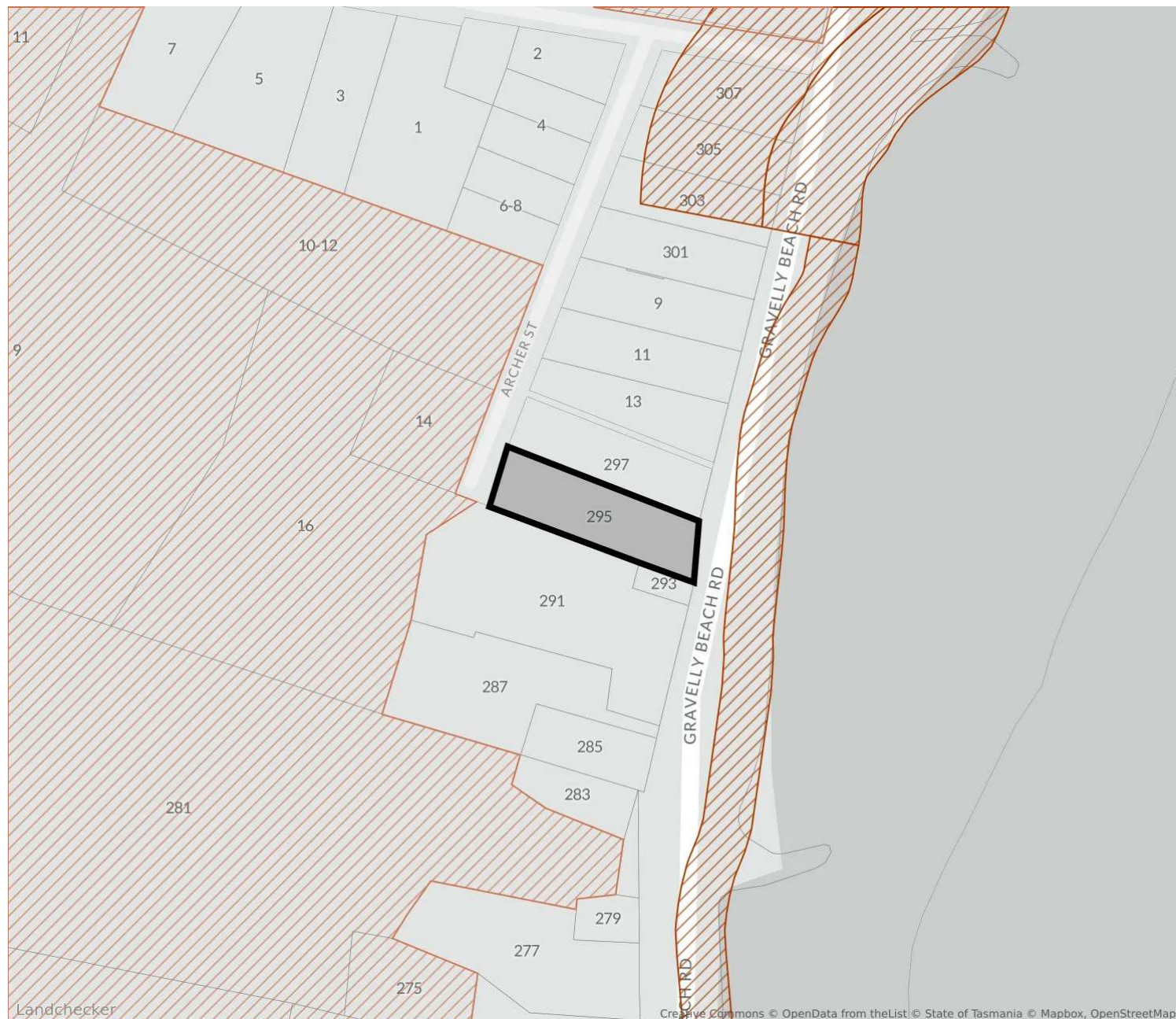
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise. To minimise impacts on identified priority vegetation. To manage impacts on threatened fauna species by minimising clearance of significant habitat.

TPS Natural Assets Code

For confirmation and detailed advice about this planning overlay, please contact WEST TAMAR council on 03 6383 6350.

NEARBY OVERLAYS

295 Gravelly Beach Road, Gravelly Beach Tas 7276



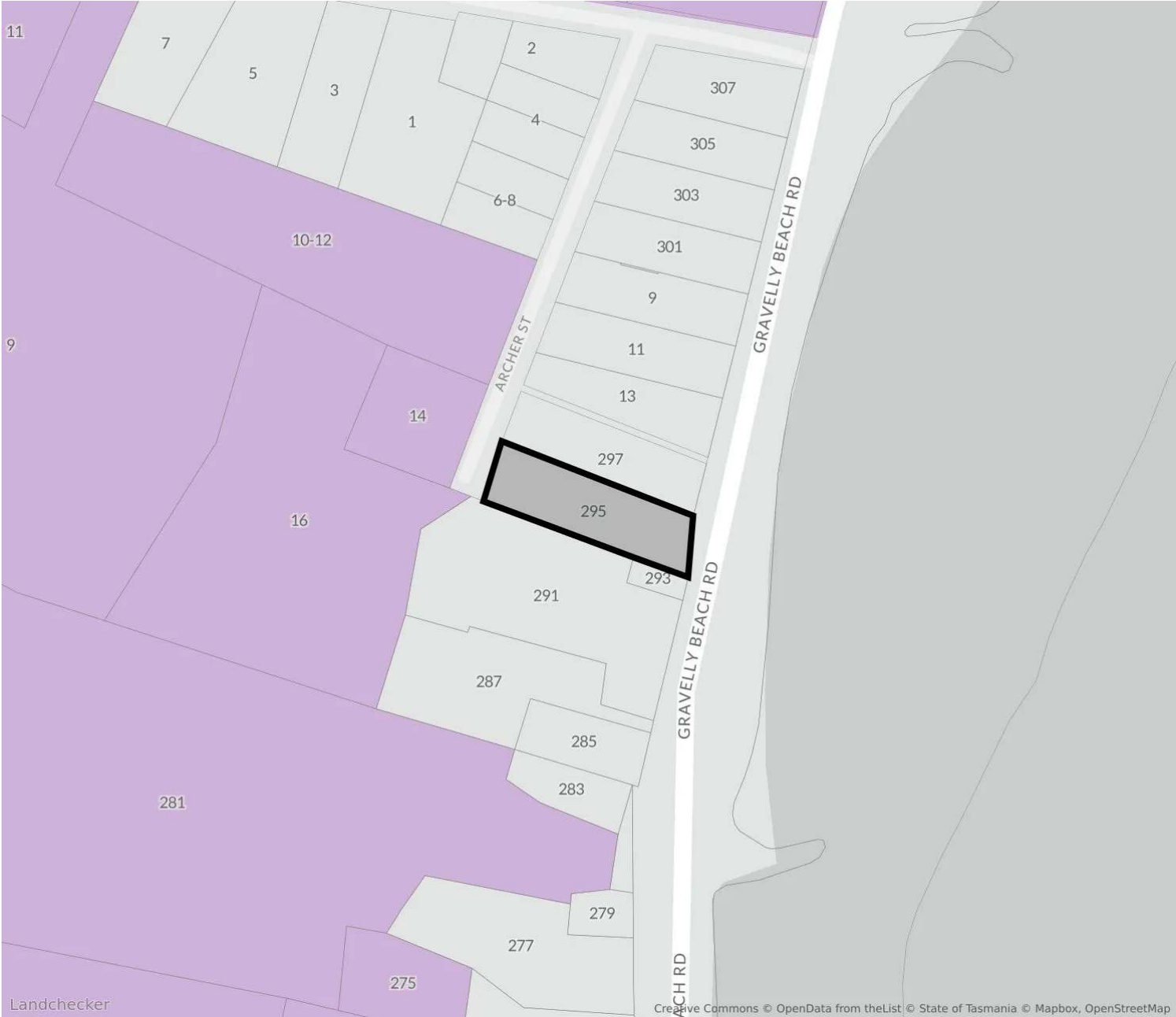
 **BUSHFIRE-PRONE AREAS CODE**

 **COASTAL EROSION HAZARD CODE**

For confirmation and detailed advice about this planning overlay, please contact WEST TAMAR council on 03 6383 6350.



Flood			
This property has not been specified as being affected by flooding according to Landchecker flood sources . For confirmation and detailed advice about this flood area, please contact the relevant source authority.			
Source Authority	Status	Type	Last Updated
Land Information System Tasmania C12.0	Unaffected	State	09/03/2026



Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania 120.FRE	Unaffected	State	29/12/2025
Land Information System Tasmania C13.0	Unaffected	State	29/12/2025



Landslide Prone Area

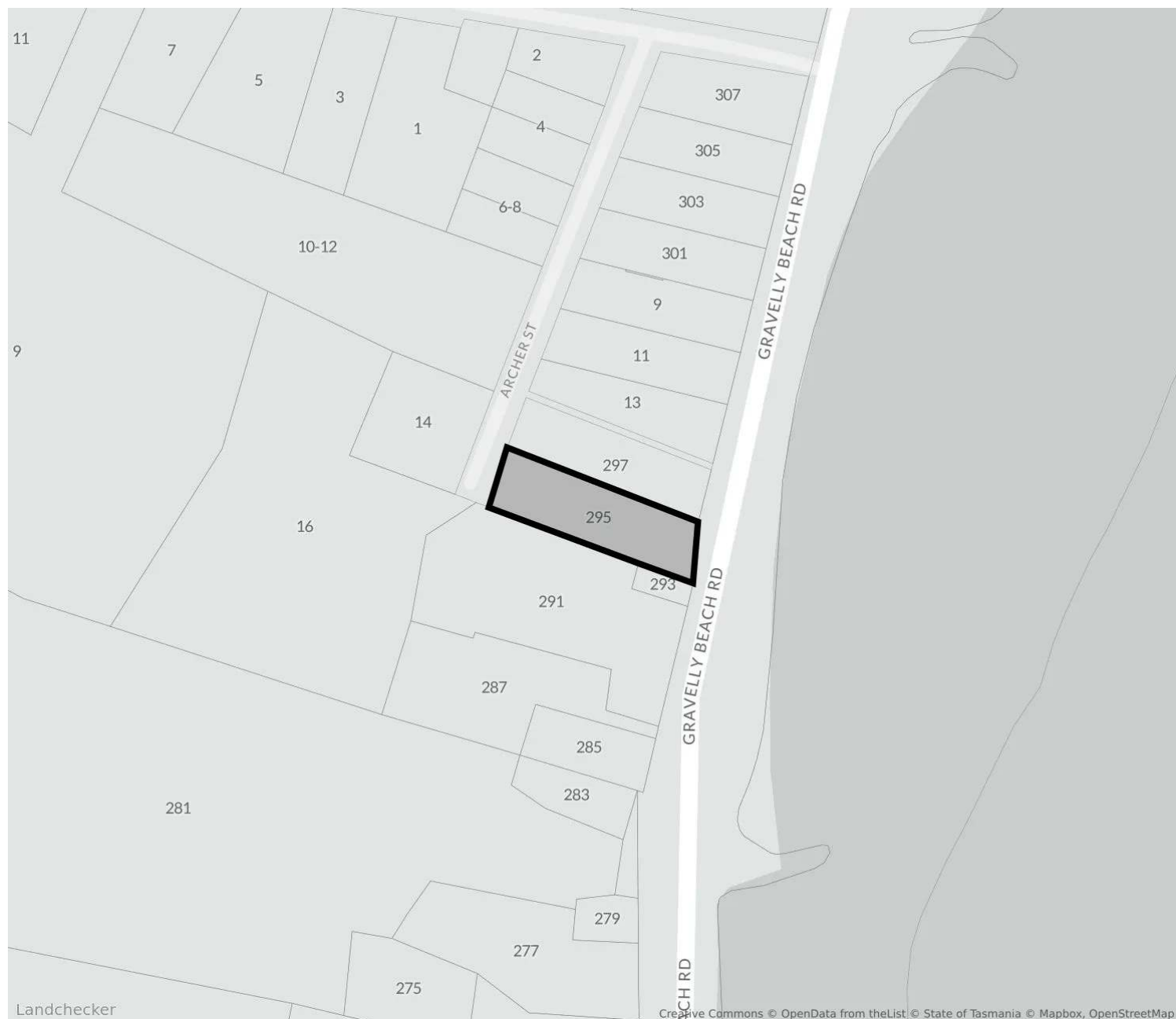
This property is not within a zone classified as a landslide prone area.

For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania 120.LDS	Unaffected	State	29/12/2025
Land Information System Tasmania C15.0	Unaffected	State	29/12/2025

PLANNING PERMIT HISTORY

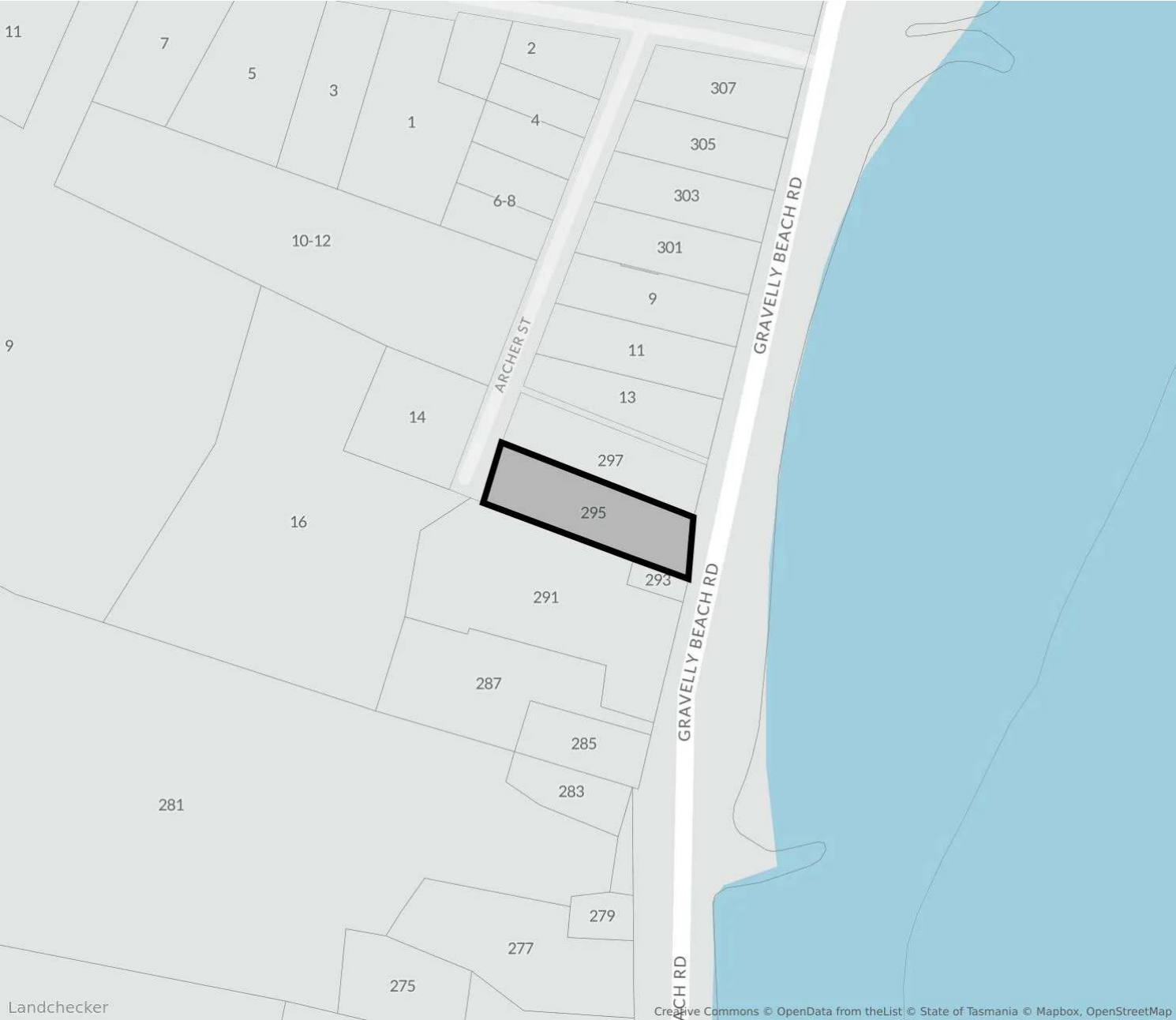
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No planning permit data available for this property.

NEARBY PLANNING PERMITS

295 Gravelly Beach Road, Gravelly Beach Tas 7276



Status	Code	Date	Address	Description
OTHER	PA2024068	Notice End 30/04/2025	<u>291 Gravelly Beach Road,, Gravelly Beach</u>	Food services - extension of operation hours.
OTHER	PA2024289	Received 14/03/2025	<u>309 Gravelly Beach Road,, Gravelly Beach</u>	Residential - dwelling.

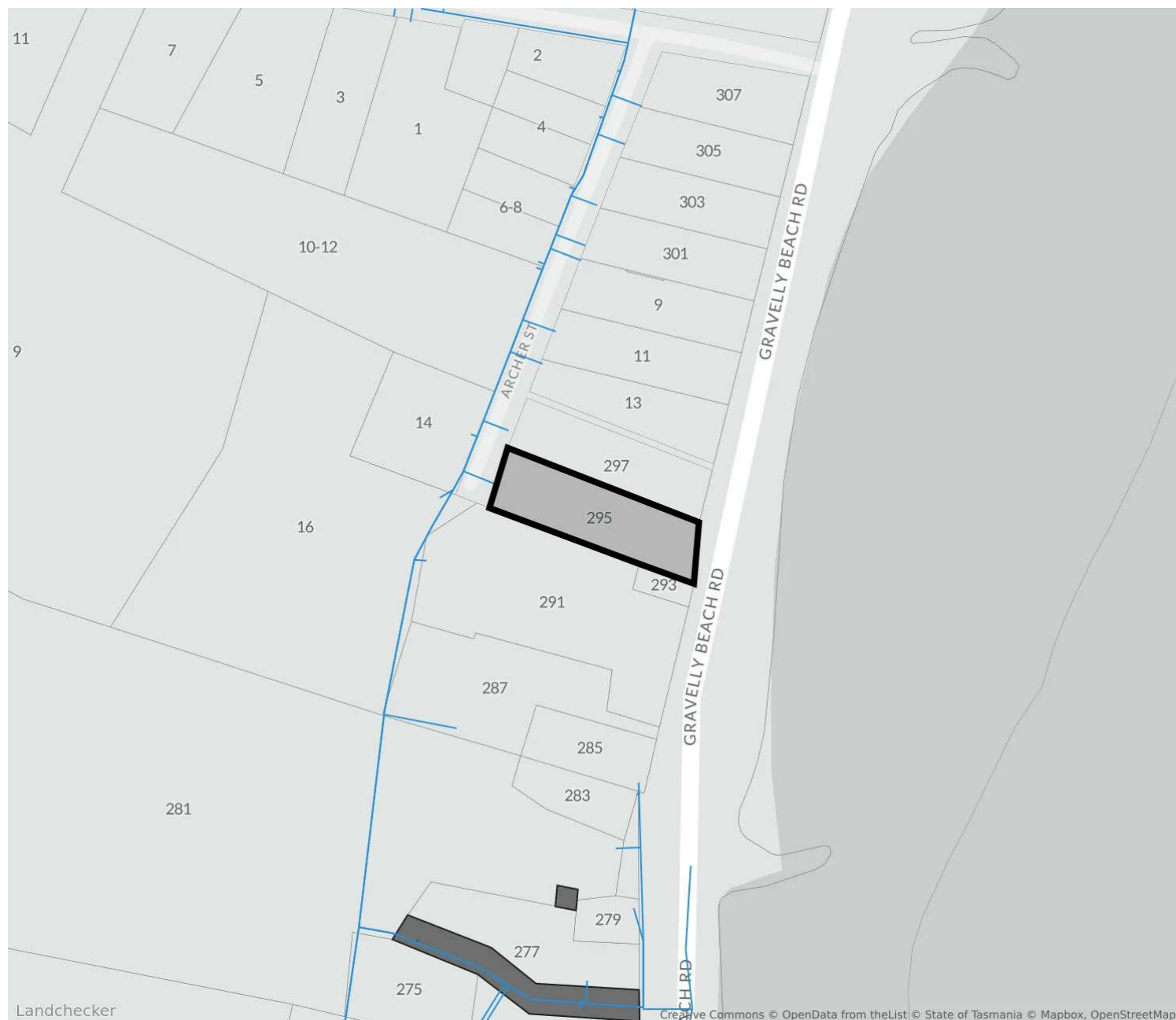
For confirmation and detailed advice about this planning permits, please contact WEST TAMAR council on 03 6383 6350.



No easements for this property

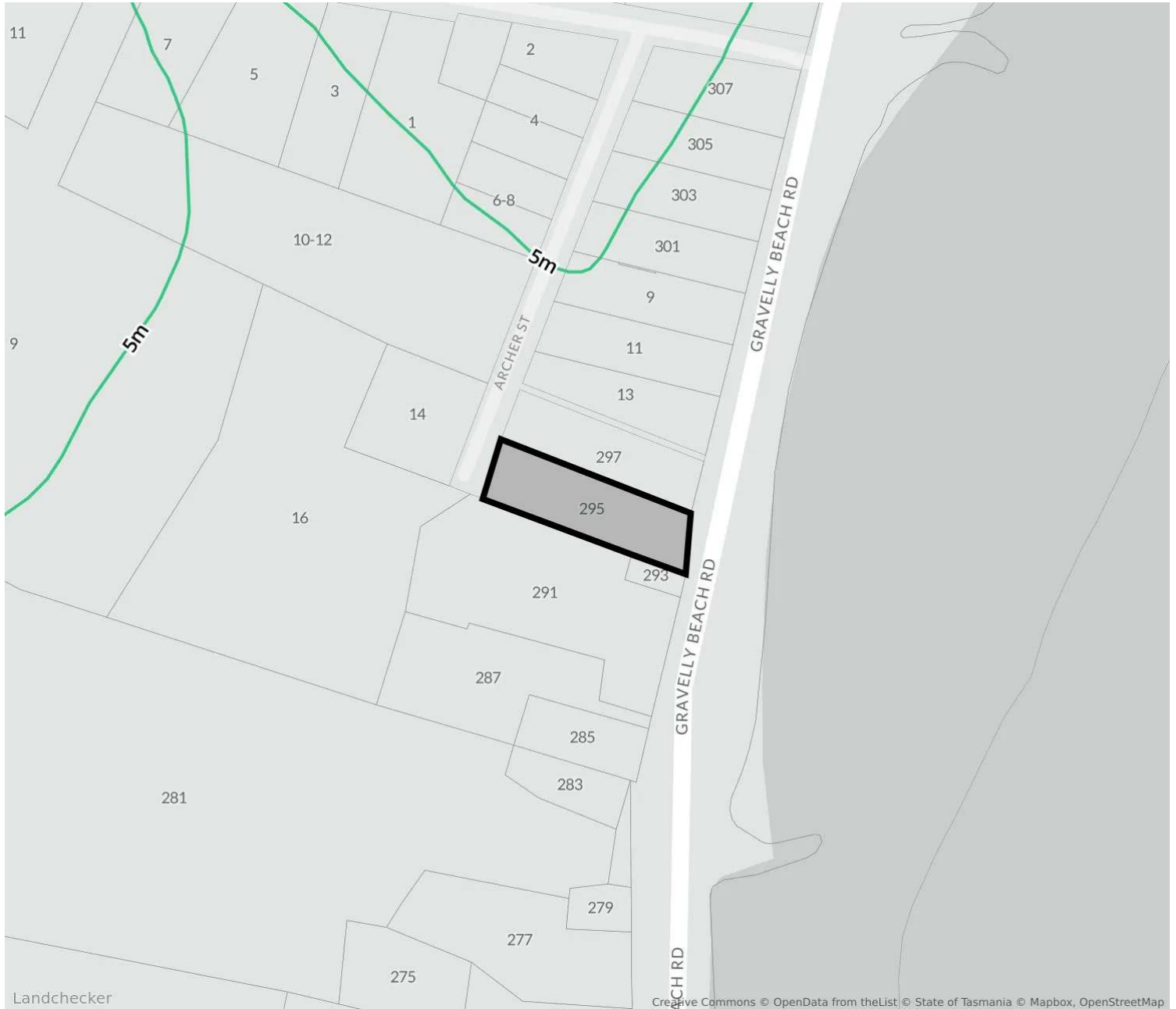
NEARBY EASEMENTS

295 Gravelly Beach Road, Gravelly Beach Tas 7276



- **Water**
Tas Water
- **Others**
Department of Natural Resources and Environment Tasmania

The easement(s) displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact WEST TAMAR council on 03 6383 6350.

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